

## ARTICLE VII. – ZONING DISTRICT STANDARDS

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### Sec. 701 – NR-1, Low-Density Neighborhood Residential District

- A) Purpose and Intent: The NR-1 zoning district is intended primarily for single-family detached residences and residentially-compatible requiring greater amounts of open space.
- B) Permitted Uses
  - 1) Single-family detached residential dwellings
  - 2) Non-commercial horticulture and agriculture, outside of front-and-side-yard setbacks
  - 3) Accessory structures and uses incidental to any legal permitted use, including home occupations
- C) Conditional Uses
  - 1) Places of assembly, including religious institutions, provided:
    - a) Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties
    - b) Any building or structure established in connection with such use must be set back no less than 50 feet from any property line.
- D) Accessory Structures/Uses
  - 1) All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines or within the side-or-rear-yard setback, whichever is greater. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building
  - 2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
  - 3) No accessory structure shall be constructed upon a lot before the principal building.
  - 4) Accessory structures greater than 15 feet in height, but less than 35 feet in height, must be set back at least 10 feet from the side property line, and must be set back from the rear property line a distance of 30 feet, or a distance equal to the height of the structure, whichever is less.
  - 5) The area of the accessory building's footprint may not exceed 50% that of the principal structure.
  - 6) Swimming pools must be enclosed by a fence not less than 6 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.
  - 7) Heating and air conditioning units may encroach 5 feet into the required rear or side setback.

E) Use Limitations

- 1) All outdoor storage must be stored in a side or rear yard and screened from all streets and adjacent properties by a wood fence at least 6 feet in height. The City Planner may approve the substitution of plantings for the required fence.
- 2) Unenclosed carports and front porches may not be used for storing any materials other than firewood or recyclable materials within a city approved container.

F) Bulk and Area Regulations

Floor Area Ratio (FAR) (Max.)	0.4
Min. Residential Unit Size (finished, heated floor are)	1,000 sq. ft.
Building Coverage (Max, a % of lot area)	50%
Min. Open Space	N/A
Max. Building Height	35'
Min. Lot Size	10,000 sq ft
Min. Lot Width	75'
Minimum Front Yard Setback	30'
Minimum Side Yard Setback	10'
Minimum Rear Yard Setback	25'

G) Buffer Requirements: Not applicable in this district

**Sec. 702 – NR-2, Medium-Density Neighborhood Residential District**

- A) Purpose and Intent: The NR-2 zoning district is intended for single-family detached residences on smaller lots where large amounts of open space are not required and/or desired.
- B) Permitted Uses
- 1) Single-family detached residential dwellings
  - 2) Non-commercial horticulture and agriculture, outside of front-and-side-yard setbacks

- 3) Accessory structures and uses incidental to any legal permitted use, including home occupations

C) Conditional Uses

- 1) Places of assembly, including religious institutions, provided:
  - a) Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties
  - b) Any building or structure established in connection with such use must be set back no less than 50 feet from any property line.

D) Accessory Structures/Uses

- 1) All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines or within the side-or-rear-yard setback, whichever is greater. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building
- 2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
- 3) No accessory structure shall be constructed upon a lot before the principal building.
- 4) Accessory structures greater than 15 feet in height, but less than 35 feet in height, must be set back at least 10 feet from the side property line, and must be set back from the rear property line a distance of 30 feet, or a distance equal to the height of the structure, whichever is less.
- 5) The area of the accessory building's footprint may not exceed 50% that of the principal structure.
- 6) Swimming pools must be enclosed by a fence not less than 6 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.
- 7) Heating and air conditioning units may encroach 5 feet into the required rear or side setback.

E) Use Limitations

- 1) All outdoor storage must be stored in a side or rear yard and screened from all streets and adjacent properties by a wood fence at least 6 feet in height. The City Planner may approve the substitution of plantings for the required fence.
- 2) Unenclosed carports and front porches may not be used for storing any materials other than firewood or recyclable materials within a city approved container.

F) Bulk and Area Regulations

Floor Area Ratio (FAR) (Max.)	0.4
Min. Residential Unit Size (finished, heated floor are)	900 sq. ft.
Building Coverage (Max, a % of lot area)	50%
Min. Open Space	N/A
Max. Building Height	35'
Min. Lot Size	7,500 sq ft
Min. Lot Width	60'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	7'
Minimum Rear Yard Setback	20'

F) Buffer Requirements: Not applicable in this district

**Sec. 703 – NR-3, High-Density Neighborhood Residential District**

A) Purpose and Intent: The NR-3 zoning district is intended for single-family and multi-family residences at a greater density on smaller lots in order to provide for a variety of housing types, including townhomes, cluster homes and condominiums. This district may also serve as a transitional zone between light commercial/office uses and districts reserved for lower density single-family uses.

B) Permitted Uses

- 1) Single-family detached residential dwellings
- 2) Multi-family residential dwellings
  - a) Duplexes
  - b) Triplexes
- 3) Townhomes, provided:

- a) For all developments containing 8 units or more, a mandatory homeowners association shall be created that will be responsible for the upkeep and maintenance of all front yards and common areas including all fencing, landscaping, amenities and buffers, and shall include architectural control oversights for the development.
  - b) The development shall be constructed and governed in conformity with the requirements of the Georgia Condominium Act (O.C.G.A. § 44-3-70 et seq.). A Declaration of Condominium shall be submitted and recorded in compliance of this act.
  - c) All townhouses shall have two-car garages, and the parking pads/driveway in front of the garage shall be a minimum of 20 feet in length in order to accommodate 2 additional cars. The garages shall be used for the parking and storage of vehicles and may not be enclosed to provide for additional residential space. A recital of this requirement shall be contained within the Covenants to ensure enforcement.
  - d) A guest parking area shall be provided at a ratio of 0.2 spaces per dwelling unit.
  - e) A recreation area shall be provided at a ratio of 1 acre per 50 units (or a proportional percentage thereof) with a minimum of 10,000 square feet provided. Such area shall be developed with at least 1 passive recreational feature, such as a walking trail, pavilion, gazebo or picnic area, and at least 1 active recreational feature, such as a swimming pool, playground or tennis courts. Active recreational areas must be outside of any floodplain area and located in such a manner that at least 75% of the townhouses are within 300 feet, as measured from the building footprints. All recreation areas must meet ADA requirements for accessibility.
- 4) Accessory structures and uses incidental to any legal permitted use, including home occupations

C) Conditional Uses

- 1) Places of assembly, including religious institutions, provided:
  - a) Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties
  - b) Any building or structure established in connection with such use must be set back no less than 50 feet from any property line.

D) Accessory Structures/Uses

- 1) All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines or within the side-or-rear-yard setback, whichever is greater. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building
- 2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
- 3) No accessory structure shall be constructed upon a lot before the principal building.

- 4) Accessory structures greater than 15 feet in height, but less than 35 feet in height, must be set back at least 10 feet from the side property line, and must be set back from the rear property line a distance of 30 feet, or a distance equal to the height of the structure, whichever is less.
- 5) The area of the accessory building's footprint may not exceed 50% that of the principal structure.
- 6) Swimming pools must be enclosed by a fence not less than 6 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.
- 7) Heating and air conditioning units may encroach 5 feet into the required rear or side setback.

E) Use Limitations

- 1) All outdoor storage must be stored in a side or rear yard and screened from all streets and adjacent properties by a wood fence at least 6 feet in height. The City Planner may approve the substitution of plantings for the required fence.
- 2) Unenclosed carports and front porches may not be used for storing any materials other than firewood or recyclable materials within a city approved container.
- 3) Minimum parking provided shall be 2 spaces per dwelling unit.

F) Bulk and Area Regulations

Floor Area Ratio (FAR) (Max.)	0.4
Min. Residential Unit Size (finished, heated floor are)	800 sq. ft.
Building Coverage (Max, a % of lot area)	50%
Min. Open Space	N/A
Max. Building Height	35'
Min. Lot Size	5,000 sq ft
Min. Lot Width	50'
Minimum Front Yard Setback	15'
Minimum Side Yard Setback	5'

Minimum Rear Yard Setback	20'
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G) Buffer Requirements

- 1) When attached single-family housing, duplex or triplex housing directly abuts the NR-1 or NR-2 districts, a 20-foot landscaped buffer shall be required.

**Sec. 704 – NR-CD, Neighborhood Residential-Community Development District**

A) Purpose and Intent: The NR-CD zoning district is primarily intended for multi-family housing developments. However, the district allows for a mix of housing types, including single-family attached and detached structures, as well as some limited institutional and personal service uses that would be convenient to nearby residents

B) Permitted Uses

- 1) Multi-family residential dwellings
  - a) Apartments
  - b) Condominiums
- 2) Multi-family residential dwellings
  - a) Duplexes
  - b) Triplexes
- 3) Townhomes, provided:
  - a) For all developments containing 8 units or more, a mandatory homeowners association shall be created that will be responsible for the upkeep and maintenance of all front yards and common areas including all fencing, landscaping, amenities and buffers, and shall include architectural control oversights for the development.
  - b) The development shall be constructed and governed in conformity with the requirements of the Georgia Condominium Act (O.C.G.A. § 44-3-70 et seq.). A Declaration of Condominium shall be submitted and recorded in compliance of this act.
  - c) All townhouses shall have two-car garages, and the parking pads/driveway in front of the garage shall be a minimum of 20 feet in length in order to accommodate 2 additional cars. The garages shall be used for the parking and storage of vehicles and may not be enclosed to provide for additional residential space. A recital of this requirement shall be contained within the Covenants to ensure enforcement.
  - d) A guest parking area shall be provided at a ratio of 0.2 spaces per dwelling unit.
  - e) A recreation area shall be provided at a ratio of 1 acre per 50 units (or a proportional percentage thereof) with a minimum of 10,000 square feet provided. Such area shall be developed with at least 1 passive recreational feature, such as a walking trail, pavilion, gazebo or picnic area, and at least 1 active recreational feature, such as a swimming pool, playground or tennis courts. Active recreational areas must be

outside of any floodplain area and located in such a manner that at least 75% of the townhouses are within 300 feet, as measured from the building footprints. All recreation areas must meet ADA requirements for accessibility.

- 4) Single-family detached residential dwellings
- 5) Boarding and rooming houses, except halfway houses
- 6) Child care/daycare centers, pre-schools and similar establishments
- 7) Assisted living, personal care, nursing and convalescent homes, and similar uses
- 8) Accessory structures and uses incidental to any legal permitted use, including home occupations

C) Conditional Uses

- 1) Places of assembly, including religious institutions, provided:
  - a) Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties
  - b) Any building or structure established in connection with such use must be set back no less than 50 feet from any property line.

D) Accessory Structures/Uses

- 1) All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines or within the side-or-rear-yard setback, whichever is greater. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building
- 2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
- 3) No accessory structure shall be constructed upon a lot before the principal building.
- 4) Accessory structures greater than 15 feet in height, but less than 35 feet in height, must be set back at least 10 feet from the side property line, and must be set back from the rear property line a distance of 30 feet, or a distance equal to the height of the structure, whichever is less.
- 5) The area of the accessory building's footprint may not exceed 50% that of the principal structure.

E) Use Limitations

- 1) All outdoor storage must be stored in a side or rear yard and screened from all streets and adjacent properties by a wood fence at least 6 feet in height. The City Planner may approve the substitution of plantings for the required fence.
- 2) Unenclosed carports and front porches may not be used for storing any materials other than firewood or recyclable materials within a city approved container.
- 3) Minimum parking provided shall be 2 spaces per dwelling unit.

F) Bulk and Area Regulations



Floor Area Ratio (FAR) (Residential, Max.)	0.5
Floor Area Ratio (FAR) (Non-Residential, Max.)	1.5
Floor Area Ratio (FAR) (Total, Max.)	2
Min. Residential Unit Size (finished, heated floor are)	700 sq. ft.
Building Coverage (Max, a % of lot area)	80%
Min. Open Space	20%
Max. Building Height	50'
Min. Lot Size	Single-Family Use: 5,000 sq ft Multi-Family Use: N/A Non-Residential Use: N/A
Min. Lot Width	Single-Family Use: 60' Multi-Family Use: 75' Non-Residential Use: 75'
Minimum Front Yard Setback	Single-Family Use: 10' Multi-Family Use: 10' Non-Residential Use: 30'
Minimum Side Yard Setback	Single-Family Use: 15' between units Multi-Family Use: 10' Non-Residential Use: 15'
Minimum Rear Yard Setback	25'

G) Buffer Requirements

- 1) When a single-family attached or multi-family residential use in the NR-CD district directly abuts the NR-1 or NR-2 districts, a 20-foot landscaped buffer shall be required. When a non-residential use in the NR-CD district abuts a residential use in the NR-1, NR-2 or NR-3 districts, a 30-foot landscaped buffer shall be required.
- 2) There shall be no buffer required between residential and non-residential uses contained wholly within the NR-CD district

**Sec. 705 – RC, Residential/Commercial District**

A) Purpose and Intent: The RC zoning district is intended to allow converted residential structures with commercial uses to coexist with residential uses. Commercial uses will be limited in order to maintain the current balance and aesthetic in the surrounding area. Residences converted to office uses are acceptable when kept at current scale.

B) Permitted Uses

- 1) Single-family detached residential dwellings
- 2) Multi-family residential dwellings, including condominiums and apartment buildings consisting of at least four (4) individual units
- 3) Assisted living, personal care, nursing and convalescent homes, and similar uses
- 4) Banks and financial institutions
- 5) Child care/daycare centers, pre-schools and similar establishments
- 6) Professional offices, including medical doctors, dentists, attorneys, chiropractic, veterinary (without boarding), accountants/tax professionals and other similar occupations
- 7) Personal service establishments including barber shops, hair salons, nail salons and other similar uses
- 8) Eating and drinking establishments, excluding drive-thru/drive-in fast food establishments
- 9) Accessory structures and uses incidental to any legal permitted use, including home occupations (when applicable)

C) Conditional Uses

- 1) Places of assembly, including religious institutions, provided:
  - a) Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties
  - b) Any building or structure established in connection with such use must be set back no less than 50 feet from any property line.
- 2) Bed and breakfast inns, provided:
  - a) The facility is operated by the resident-owner.

- b) The building and lot meet all applicable city and state code regulations, including minimum lot standards.
- c) A minimum of 1 parking space per rental room is provided in addition to those required for the resident.
- d) The structure contains a minimum 2,000 square feet of gross heated floor area.
- 3) Boarding and rooming houses, with a maximum of 10 beds per 1,500 square feet of heated floor area

D) Accessory Uses/Structures

- 1) All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines or within the side-or-rear-yard setback, whichever is greater. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building
- 2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
- 3) Any accessory building in excess of 1,000 square feet of gross space must be at least 10 feet from any property line and shall be architecturally compatible with the principal structure.
- 4) No accessory structure shall be constructed upon a lot before the principal building.
- 5) No accessory structure may exceed the more restrictive of either 15 feet or the height of the principal building
- 6) The area of the accessory building's footprint may not exceed 50% that of the principal structure.
- 7) Swimming pools must be enclosed by a fence not less than 6 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.

E) Use Limitations

- 1) No outdoor storage is permitted.
- 2) No uses which emit odors, fumes or continuous loud noise are permitted.
- 3) No kennels are permitted within veterinary clinics.
- 4) Building design and materials may be of the owner's choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.

F) Bulk and Area Regulations

Floor Area Ratio (FAR) (Residential, Max.)	0.5
Floor Area Ratio (FAR) (Non-Residential, Max.)	0.5
Floor Area Ratio (FAR) (Total, Max.)	1
Min. Residential Unit Size (finished, heated floor are)	800 sq. ft.
Building Coverage (Max, a % of lot area)	50%
Min. Open Space	20%
Max. Building Height	35'
Min. Lot Size	7,200 sq. ft.
Min. Lot Width	50'
Minimum Front Yard Setback: Local Street	15'
Minimum Side Yard Setback	7'
Minimum Rear Yard Setback	20'

**G) Buffer Requirements**

- a) When a single-family residential use in the RC district directly abuts the NC-1 , NC-2 or TC district, a 20-foot landscaped buffer shall be required.
- b) There shall be no buffer required between residential and non-residential uses contained wholly within the RC district

**Sec. 706 – NC-1, Low-Density Neighborhood Commercial District**

A) Purpose and Intent: The NC-1 zoning district is intended to provide suitable areas for limited retail and personal services serving residents in the immediate vicinity. Uses located within this district supply those goods and services which require frequent purchasing with a minimum of customer travel. The scope at which properties are developed within the NC-1 district should reflect their relatively small market areas. This zoning district may serve as a step down from more intense commercial uses to residential uses.

**B) Permitted Uses**

- 1) Banks and financial institutions
- 2) Child car/daycare centers, pre-schools and similar establishments
- 3) Eating and drinking establishments, excluding drive-thru/drive-in fast food establishments
- 4) Funeral homes (no on-site crematory services)
- 5) Retail trade: Uses shall have no more than 5,000 square feet of gross floor area.

Appropriate uses include:

- a) Art stores/galleries
  - b) Antique shops
  - c) Book and video stores (non-adult oriented)
  - d) Camera shops
  - e) Dry Cleaners
  - f) Florists
  - g) Drug stores
  - h) Gift shops
  - i) Toy stores
  - j) Pet grooming and supply shops
  - k) Jewelry stores
  - l) Sporting goods and hobbies
  - m) Shoe stores
  - n) Apparel stores
  - o) Other similar and customary uses
- 6) Non-automotive repair services such as cameras, jewelry, shoes and the like
  - 7) Professional offices, including medical doctors, dentists, attorneys, chiropractic, veterinary (without boarding), accountants/tax professionals and other similar occupations
  - 8) Personal service establishments including barber shops, hair salons, nail salons and other similar uses
  - 9) Multi-family residential dwellings, including condominiums and apartment buildings consisting of at least four (4) individual units
  - 10) Accessory uses and structures incidental to any legal permitted use, including home occupations (when applicable)

C) Conditional Uses

- 1) Places of assembly, including religious institutions, provided:
  - a) Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties
  - b) Any building or structure established in connection with such use must be set back no less than 50 feet from any property line.

D) Accessory Uses

- 1) All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines or within the side-or-rear-yard setback, whichever is greater. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building
- 2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
- 3) Any accessory building in excess of 1,000 square feet of gross space must be at least 10 feet from any property line and shall be architecturally compatible with the principal structure.
- 4) No accessory structure shall be constructed upon a lot before the principal building.
- 5) No accessory structure may exceed the more restrictive of either 15 feet or the height of the principal building
- 6) The area of the accessory building's footprint may not exceed 50% that of the principal structure.
- 7) Recycling collection/drop off centers.
  - a) No outside storage allowed.
  - b) Container bins and/or donation boxes are limited to rear or side yards and must be located in such a manner as to be screened from view from the public right-of-way. When a business is located on a corner lot, container bins and/or donation boxes must be placed to the rear or interior side of the property such that the location is not visible from the right-of-way of any street.
  - c) A maximum of one (1) container bin/donation box per property is allowed.
  - d) Container bins and/or donation boxes shall not be located within 50 feet of a structure utilized for detached single-family residential purposes.
  - e) Location of container bins and/or donation boxes must be approved by the City Manager or his designee.

E) Use Limitations

- 1) All outdoor storage must be located in the rear yard and must be screened by a solid fence or wall no less than 6 feet in height.
- 2) No uses which emit odors, fumes or continuous loud noise are permitted (including manufacturing processes).
- 3) No kennels are permitted within veterinary clinics.
- 4) Building design and materials may be of the owner's choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.

- 5) all individual non-residential uses shall not exceed a maximum built floor area of two thousand five hundred (2,500) square feet.

F) Bulk and Area Regulations

Floor Area Ratio (FAR) (Residential, Max.)	0.5
Floor Area Ratio (FAR) (Non-Residential, Max.)	0.5
Floor Area Ratio (FAR) (Total, Max.)	1
Min. Residential Unit Size (finished, heated floor are)	700 sq. ft.
Building Coverage (Max, a % of lot area)	80%
Min. Open Space	20%
Max. Building Height	35'
Min. Lot Size	6,000 sq. ft.
Min. Lot Width	50'
Minimum Front Yard Setback	10'
Minimum Side Yard Setback**	None or 8'
Minimum Rear Yard Setback***	10' or 20'**
** Side yard setback must be greatest distance when abutting a single-family residential district	
***Rear yard setback must be of greatest distance when abutting a single-family residential district	

G) Buffer Requirements

- 1) When a use within the NC-1 district directly abuts the NR-1, NR-2 or NR-3 district, a 30-foot landscaped buffer shall be required.

H) Temporary Uses if approved pursuant to Section 313.

### **Sec. 707 – NC-2, Moderate-Density Neighborhood Commercial District**

- A) Purpose and Intent: The NC-2 zoning district is intended to provide suitable areas for the provision of retail and personal services oriented towards those neighborhoods making up the adjacent community. The regulations which apply within this district are designed to encourage the formation of compatible and economically healthy business and service uses which benefit from close proximity to each other.
- B) Permitted Uses
- 1) Banks and financial institutions
  - 2) Child car/daycare centers, pre-schools and similar establishments
  - 3) Car washes
  - 4) Eating and drinking establishments, including drive-thru/drive-in fast food establishments
  - 5) Funeral homes (no on-site crematory services)
  - 6) Retail trade. Single uses shall have no more than 20,000 square feet of gross floor area.  
Appropriate uses include:
    - a) Art stores/galleries
    - b) Antique shops
    - c) Book and video stores (non-adult oriented)
    - d) Camera shops
    - e) Dry Cleaners
    - f) Florists
    - g) Drug stores
    - h) Gift shops
    - i) Toy stores
    - j) Pet grooming and supply shops
    - k) Jewelry stores
    - l) Sporting goods and hobbies
    - m) Shoe stores
    - n) Apparel stores
    - o) Other similar and customary uses
  - 7) Non-automotive repair services such as cameras, jewelry, shoes and the like
  - 8) Professional offices, including medical doctors, dentists, attorneys, chiropractic, veterinary, accountants/tax professionals and other similar occupations
  - 9) Personal service establishments including barber shops, hair salons, nail salons and other similar uses
  - 10) Tattoo parlors and piercing studios



- 11) Multi-family residential dwellings, including condominiums and apartment buildings consisting of at least four (4) individual units
- 12) Accessory uses and structures incidental to any legal permitted use, including home occupations (when applicable)

C) Conditional Uses

- 1) Places of assembly, including religious institutions, provided:
  - a) Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties
  - b) Any building or structure established in connection with such use must be set back no less than 50 feet from any property line.
- 2) Automobile service stations and automotive repair centers (excluding paint and body), provided:
  - a) All gasoline pumps, tanks and other service facilities shall be set back at least 20 feet from all property lines unless otherwise approved by the DeKalb County Fire Marshal.
  - b) Canopies over fuel islands shall not encroach within 15 feet of any property line.
  - c) Automobile repair shall be allowed in conjunction with such use provided all such activities shall take place within an enclosed building.
  - d) No outside storage or engine/body dismantling is allowed.

D) Accessory Uses

- 1) All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines or within the side-or-rear-yard setback, whichever is greater. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building
- 2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
- 3) Any accessory building in excess of 1,000 square feet of gross space must be at least 10 feet from any property line and shall be architecturally compatible with the principal structure.
- 4) No accessory structure shall be constructed upon a lot before the principal building.
- 5) No accessory structure may exceed the more restrictive of either 15 feet or the height of the principal building
- 6) The area of the accessory building's footprint may not exceed 50% that of the principal structure.
- 7) Recycling collection/drop off centers.
  - a) No outside storage allowed.

- b) Container bins and/or donation boxes are limited to rear or side yards and must be located in such a manner as to be screened from view from the public right-of-way. When a business is located on a corner lot, container bins and/or donation boxes must be placed to the rear or interior side of the property such that the location is not visible from the right-of-way of any street.
- c) A maximum of one (1) container bin/donation box per property is allowed.
- d) Container bins and/or donation boxes shall not be located within 50 feet of a structure utilized for detached single-family residential purposes.
- e) Location of container bins and/or donation boxes must be approved by the City Manager or his designee.

E) Use Limitations

- 1) All outdoor storage must be located in the rear yard and must be screened by a solid fence or wall no less than 6 feet in height. Limited to 25% of total lot area.
- 2) No manufacturing process are permitted
- 3) Building design and materials may be of the owner's choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.
- 4) residential uses shall be located only directly above non-residential uses as part of the same structure.

F) Bulk and Area Regulations

Floor Area Ratio (FAR) (Residential, Max.)	1
Floor Area Ratio (FAR) (Non-Residential, Max.)	1
Floor Area Ratio (FAR) (Total, Max.)	2
Min. Residential Unit Size (finished, heated floor are)	700 sq. ft.
Building Coverage (Max, a % of lot area)	80%
Min. Open Space	20%
Max. Building Height	50'
Min. Lot Size	8,500 sq. ft.

Min. Lot Width	75'
Minimum Front Yard Setback	10'
Minimum Side Yard Setback**	None or 8'
Minimum Rear Yard Setback***	10' or 20'**
** Side yard setback must be greatest distance when abutting a single-family residential district	
***Rear yard setback must be of greatest distance when abutting a single-family residential district	

G) Buffer Requirements

- 1) When a use within the NC-2 district directly abuts any residential use, a 40-foot landscaped buffer shall be required.
- 2) There shall be no buffer requirement between adjacent residential and non-residential uses when both are located within the NC-2 district.

H) Temporary Uses if approved pursuant to Section 313

**Sec. 708 – TC, Town Center District**

A) Purpose and Intent: The TC zoning district is intended to serve as Clarkston's central business district by providing for a high-density mix of office, retail and other commercial uses, along with apartments and condominiums. Development of property within this district is intended to encourage a pedestrian-friendly urban form and aims to revitalize the city's commercial core and serve as a destination for both City residents and visitors.

B) Permitted Uses

- 1) Banks and financial institutions
- 2) Bed and breakfast inns, provided:
  - a) The facility is operated by the resident-owner.
  - b) The building and lot meet all applicable city and state code regulations, including minimum lot standards.
  - c) A minimum of 1 parking space per rental room is provided in addition to those required for the resident.
  - d) The structure contains a minimum 2,000 square feet of gross heated floor area.
- 3) Child car/daycare centers, pre-schools and similar establishments
- 4) Eating and drinking establishments, excluding drive-thru/drive-in fast food establishments

- 5) Entertainment venues, including bowling alleys, movie theaters (non-adult oriented) and other similar and customary uses
  - 6) Funeral homes (no on-site crematory services)
  - 7) Hotels and motels
  - 8) Retail trade: Uses shall have no more than 40,000 square feet of gross floor area.  
Appropriate uses include:
    - a) Art stores/galleries
    - b) Antique shops
    - c) Book and video stores (non-adult oriented)
    - d) Bottle shops/package stores
    - e) Camera shops
    - f) Dry Cleaners
    - g) Florists
    - h) Drug stores
    - i) Grocery stores
    - j) Gift shops
    - k) Toy stores
    - l) Pet grooming and supply shops
    - m) Jewelry stores
    - n) Sporting goods and hobbies
    - o) Shoe stores
    - p) Apparel stores
    - q) Other similar and customary uses
  - 9) Non-automotive repair services such as cameras, jewelry, shoes and the like
  - 10) Professional offices, including medical doctors, dentists, attorneys, chiropractic, veterinary, accountants/tax professionals and other similar occupations
  - 11) Personal service establishments including barber shops, hair salons, nail salons and other similar uses
  - 12) Tattoo parlors and piercing studios
  - 13) Multi-family residential dwellings, including condominiums and apartment buildings consisting of at least four (4) individual units
  - 14) Accessory uses and structures incidental to any legal permitted use, including home occupations (when applicable)
- C) Conditional Uses
- 1) Places of assembly, including religious institutions, provided:
    - a) Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties

- b) Any building or structure established in connection with such use must be set back no less than 50 feet from any property line.
- 2) Automobile service stations and automotive repair centers (excluding paint and body), provided:
  - a) All gasoline pumps, tanks and other service facilities shall be set back at least 20 feet from all property lines unless otherwise approved by the DeKalb County Fire Marshal.
  - b) Canopies over fuel islands shall not encroach within 15 feet of any property line.
  - c) Automobile repair shall be allowed in conjunction with such use provided all such activities shall take place within an enclosed building.
  - d) No outside storage or engine/body dismantling is allowed.

D) Accessory Uses

- 1) All such structures shall be located upon the same lot and to the side or rear of the principal use at least 10 feet from side or rear lot lines or within the side-or-rear-yard setback, whichever is greater. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building
- 2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
- 3) Any accessory building in excess of 1,000 square feet of gross space must be at least 10 feet from any property line and shall be architecturally compatible with the principal structure.
- 4) No accessory structure shall be constructed upon a lot before the principal building.
- 5) No accessory structure may exceed the more restrictive of either 15 feet or the height of the principal building
- 6) The area of the accessory building's footprint may not exceed 50% that of the principal structure.

E) Use Limitations

- 1) All outdoor storage must be located in the rear yard and must be screened by a solid fence or wall no less than 6 feet in height. Limited to 25% of total lot area.
- 2) No manufacturing process are permitted
- 3) Building design and materials may be of the owner's choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.
- 4) residential uses shall be located only directly above non-residential uses as part of the same structure.

F) Bulk and Area Regulations

Floor Area Ratio (FAR) (Residential, Max.)	3
Floor Area Ratio (FAR) (Non-Residential, Max.)	3
Floor Area Ratio (FAR) (Total, Max.)	5
Min. Residential Unit Size (finished, heated floor are)	700 sq. ft.
Building Coverage (Max, a % of lot area)	80%
Min. Open Space	20%
Max. Building Height*	75'
Min. Lot Size	N/A
Min. Lot Width	N/A
Minimum Front Yard Setback	0'
Minimum Side Yard Setback**	None or 8'
Minimum Rear Yard Setback***	10' or 20'**
** Side yard setback must be greatest distance when abutting a single-family residential district	
***Rear yard setback must be of greatest distance when abutting a single-family residential district	

G) Buffer Requirements: Not applicable in this district

H) Temporary Uses if approved pursuant to Section 313.

I) *Open space density bonus*: Every one (1) square foot of additional open space provided in excess of the minimum open space requirement shall increase the maximum floor area for the development by ten (10) square feet.

## Sec. 709 – I, Light Industrial District

- A) Purpose and Intent: The I zoning district is intended to provide suitable areas for business distribution/service facilities, transportation terminals and manufacturing/assembly processes which do not emit noise, vibration, smoke, gas, fumes, or odors from an enclosed building. These districts should have access to arterial roadways and utilities and discourage uses which are incompatible with light manufacturing. When located on the perimeter of an industrial node, I-zoned properties should provide for uses that are low in intensity and scale to ensure compatibility with adjacent properties.
- B) Permitted Uses
- 1) Places of assembly, including religious institutions
  - 2) Automobile, truck, motorcycle and heavy equipment sales/service/rental/parts/repair establishments
  - 3) Automobile service stations and automotive service centers, including paint and body repair
  - 4) Pet boarding/breeding kennels
  - 5) Communications towers (cellular)
  - 6) Commercial dry cleaning plants
  - 7) Entertainment venues, including bowling alleys, movie theaters (non-adult oriented) and other similar and customary uses
  - 8) Fortune tellers, psychics and similar forms of personal entertainment
  - 9) Funeral homes (no on-site crematory services)
  - 10) Greenhouses and horticultural nurseries
  - 11) Hospitals
  - 12) Manufacturing and assembly, provided no gas, fumes or odors are emitted as a result of the activity
  - 13) Car washes
  - 14) Mini-warehouses and self-storage facilities
  - 15) Professional offices, including medical doctors, dentists, attorneys, chiropractic, veterinary, accountants/tax professionals and other similar occupations
  - 16) Bottle shops/package stores
  - 17) Research and experimental testing laboratories
  - 18) Eating and drinking establishments, including drive-thru/drive-in fast food establishments
  - 19) Non-automotive repair services such as cameras, jewelry, shoes and the like
  - 20) Tattoo parlors and piercing studios
  - 21) Taxi stands and dispatching agencies
  - 22) Trade shops, building and equipment supply/repair services, including:
    - a) Locksmiths

- b) Gunsmiths
- c) Sheet metal
- d) Upholstering
- e) Furniture
- f) Appliance
- g) Electrical
- h) Carpentry
- i) Sign manufacturing/assembly/repair
- j) Other similar and customary uses
- k) Wholesaling and warehousing with associated office and storage facilities

- 23) Accessory uses and structures incidental to any legal permitted use, provided:
- a) Retail sales and services must be conducted and accessed wholly within the building(s) housing the use to which the activities are accessory and comprise no more than 10% of the gross floor area.
  - b) No show window or other advertising shall be visible from the exterior of the primary use structure

C) Conditional Uses

- 1) Adult entertainment, including massage parlors, adult video/book stores, gentleman's clubs and other similar uses
- 2) Crematories
- 3) Title loan businesses, pawn shops and similar establishments

D) Accessory Uses

- 1) All such structures shall be located upon the same lot and to the side or rear of the principal use at least 15 feet from side or rear lot lines or within the side-or-rear-yard setback, whichever is greater. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building
- 2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
- 3) Any accessory building in excess of 2,000 square feet of gross space must be at least 10 feet from any property line and shall be architecturally compatible with the principal structure.
- 4) No accessory structure shall be constructed upon a lot before the principal building.
- 5) No accessory structure may exceed the more restrictive of either 20 feet or the height of the principal building
- 6) The area of the accessory building's footprint may not exceed 50% that of the principal structure.



- 7) Swimming pools must be enclosed by a fence not less than 6 feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.

E) Use Limitations

- 1) All outdoor storage must be screened by an opaque fence no less than 8 feet in height. Maximum of 50% of lot may be utilized for such use.
- 2) Building design and materials may be of the developer's choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.
- 3) Cellular telecommunications towers shall be located at a minimum distance of two hundred (250) feet from all residential dwellings.

F) Bulk and Area Regulations

Floor Area Ratio (FAR) (Residential, Max.)	N/A
Floor Area Ratio (FAR) (Non-Residential, Max.)	2
Floor Area Ratio (FAR) (Total, Max.)	2
Min. Residential Unit Size (finished, heated floor are)	N/A
Building Coverage (Max, a % of lot area)	70%
Min. Open Space	N/A
Max. Building Height	50'
Min. Lot Size	N/A
Min. Lot Width	N/A
Minimum Front Yard Setback	35'
Minimum Side Yard Setback	15'
Minimum Rear Yard Setback***	20' or 50'**

\*\*\*Rear yard setback must be of greatest distance when abutting a single-family residential district

G) Buffer Requirements

- 1) When a use within the I district abuts any residential district or use, a 50-foot landscaped buffer shall be required.
- 2) All loading docks shall be screened by either landscaping or a stabilized berm.

H) Temporary Uses if approved pursuant to Section 313.